

236 Doyle Drive
Montevallo, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty Two Thousand One Hundred Eighty Five & no/100 Dollars (\$42,185.00) and other good and valuable considerations paid to AmSouth Bank N.A. (formerly The First National Bank of Birmingham) a national banking association (hereinafter called Grantor) by J. Conrad Willmon and Patricia Y. Willmon (hereinafter called Grantees), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama:

Lot 12, according to Survey of First and Second Sectors of Sunnydale Estates, as recorded in Map Book 7, page 75 in the Probate Office of Shelby County, Alabama.

This conveyance made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1983; (2) all existing rights-of-way, encroachments, party walls, building restrictions, zoning laws and regulations, recorded and/or unrecorded easements, any discrepancies or conflicts in boundary lines and any matters not of record which would be disclosed by an inspection and survey of the above described real estate; (3) building setback line of 35 feet reserved from Doyle Drive as shown by plat; (4) public utility easements as shown by recorded plat, including 7.5 feet on West and 75 feet on the North and Northwest sides of subject property; (5) transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 91, page 257; (6) permit to Alabama Power Company as shown by instrument recorded in Deed Book 177, page 353 and Deed Book 103, page 174; (7) right-of-way granted to Shelby County by instrument recorded in Deed Book 108, page 415, and Deed Book 174, page 111; (8) right-of-way granted to South Central Bell Telephone Company by instrument recorded in Deed Book 309, page 338. (When an instrument is referred to herein as recorded, it is recorded in the Probate Office of Shelby County, Alabama).

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Forty Thousand One Hundred Fifty & no/100 Dollars (\$40,150.00) of the purchase price of the above described real estate was paid from the proceeds of a mortgage loan, made by Engel Mortgage Company to the Grantees, closed simultaneously with the delivery of this deed.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate or the house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantees in their "as is" condition.

In witness whereof, AmSouth Bank N.A. has caused this instrument to be executed by its duly authorized corporate officer on this 27th day of April, 1983.

Attest:


Its REAL ESTATE OPERATIONS OFFICER

AmSouth Bank N.A.

BY: 
Its Vice President



STATE OF ALABAMA)

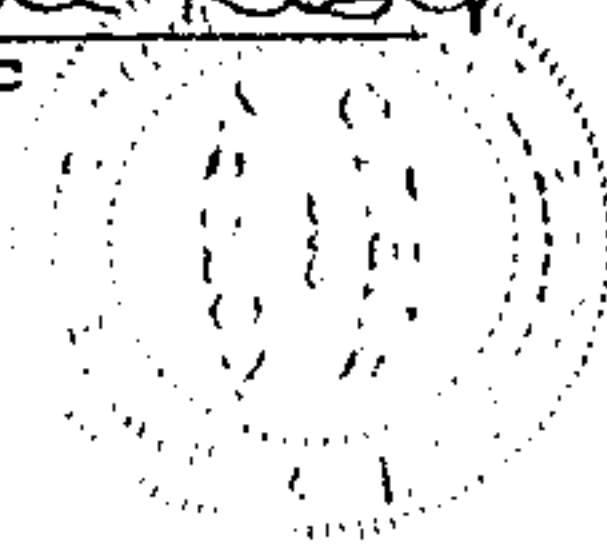
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Raymond J. Reinhardsen whose name as Vice President of AmSouth Bank N.A. a national banking association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association.

Given under my hand and seal of office this 27th day of April, 1983.

Notary Public, Alabama State at Large
My Commission Expires December 1, 1985
Bonded by St. Paul Fire & Marine Insurance Co.

Connie Jane Kiser
Notary Public



BOOK 346 PAGE 723

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 APR 29 PM 3:47

Thomas A. Brundage, Jr.
JUDGE OF PROBATE

See Mtg 430-465

Seed tax 4.50

Rec. 3.00

Ind. 1.00

8.50

PREPARED BY
AmSouth Bank N.A.

Main Office, By Connie Kiser